



DONALD L. WOLFE, Director

# COUNTY OF LOS ANGELES

## DEPARTMENT OF PUBLIC WORKS

*"To Enrich Lives Through Effective and Caring Service"*

900 SOUTH FREMONT AVENUE  
ALHAMBRA, CALIFORNIA 91803-1331  
Telephone: (626) 458-5100  
<http://dpw.lacounty.gov>

ADDRESS ALL CORRESPONDENCE TO:  
P.O. BOX 1460  
ALHAMBRA, CALIFORNIA 91802-1460  
IN REPLY PLEASE

REFER TO FILE: **MP-6**  
**14.042**

June 19, 2007

The Honorable Board of Supervisors  
County of Los Angeles  
383 Kenneth Hahn Hall of Administration  
500 West Temple Street  
Los Angeles, CA 90012

Dear Supervisors:

**RUBIO WASH - PARCELS 68EX AND 275EX  
SALE OF SURPLUS PROPERTY - CITY OF SAN GABRIEL  
SUPERVISORIAL DISTRICT 5  
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY  
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Rubio Wash, Parcel 68EX (273± square feet) and easement interest in Parcel 275EX (1,863± square feet), located westerly along Rubio Wash, adjacent to a single-family residence on Charlotte Avenue in the City of San Gabriel, to no longer be necessary for the purposes of the Los Angeles County Flood Control District (District).
3. Authorize the sale of Parcel 68EX and the quitclaim of easement in Parcel 275EX to the owner, South Hills Management, LLC, for \$16,850. This amount will be amortized over three years at the rate of five percent per annum, payable in installments of \$6,187.46 per year. The first installment has been received and the remaining balance shall be paid over the next two years.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

### **PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION**

This action will allow the District to sell a parcel of surplus property along Rubio Wash, Parcel 68EX, and quitclaim its easement in Parcel 275EX to South Hills Management, LLC. The District acquired the fee title to Parcel 68EX and acquired an easement in Parcel 275EX as part of the land needed for the Rubio Wash project. Construction has been completed and the subject parcels lie outside of the required right of way. The adjacent property owner, who is also the underlying fee owner of Parcel 275EX, requested to purchase this property with an easement quitclaimed to them. This transaction will also resolve an encroachment caused by the property owner on the District's property.

### **Implementation of Strategic Plan Goals**

This action meets the County Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and exposure to liability.

### **FISCAL IMPACT/FINANCING**

The proposed \$16,850 selling price represents the market value, which will be amortized over three years at the rate of five percent per annum, payable in installments of \$6,187.46 per year. The first installment has been paid and deposited into the Flood Fund. The remaining balance, secured by a Note and Deed of Trust, shall be paid and deposited into the Flood Fund over the next two years.

### **FACTS AND PROVISIONS/LEGAL REQUIREMENTS**

As required by California Government Code Section 65402, a notification of the proposed sale was submitted to the City of San Gabriel's Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

The Honorable Board of Supervisors  
June 19, 2007  
Page 3

**ENVIRONMENTAL DOCUMENTATION**

The proposed sale is categorically exempt from the provisions of CEQA. The project is within the class of projects that have been determined not to have a significant effect on the environment in that they meet the criteria specified in Section 15312 of the State CEQA Guidelines and Class 12 of the County Environmental Document Reporting Procedures and Guidelines, Appendix G.

**IMPACT ON CURRENT SERVICES (OR PROJECTS)**

None.

**CONCLUSION**

Enclosed are an original and duplicate of the Quitclaim Deed. Please have the original and duplicate signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original to Public Works and retain the duplicate for your files.

Please return one adopted copy of this letter to Public Works.

Respectfully submitted,



 DONALD L. WOLFE  
Director of Public Works

CW:gp  
P6:\RUBIO WASH BRD LTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)  
Chief Administrative Office  
County Counsel

DUPLICATE

RECORDING REQUESTED BY  
AND MAIL TO:

South Hills Management LLC  
304 West Badillo Street  
Covina, CA 91723-1827

Document transfer tax is \$ \_\_\_\_\_  
( ) computed on full value of property conveyed, or  
( ) computed on full value less value of liens and  
encumbrances remaining at time of sale  
LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

Space Above This Line Reserved for Recorder's Use

Assessor's Identification Numbers:  
5389-001-900 (Portion)  
5389-001-051 (Portion)

By \_\_\_\_\_

## QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic (hereinafter referred to as DISTRICT), does hereby remise, release, and forever quitclaim to SOUTH HILLS MANAGEMENT, LLC, (hereinafter referred to as GRANTEE), all its right, title, and interest in and to the real property in the City of San Gabriel, County of Los Angeles, State of California, described as Parcel 68EX in Exhibit A attached hereto and by this reference made a part hereof.

EXCEPTING therefrom all oil, gas, petroleum, and other hydrocarbon substances and minerals but without right of entry to the surface of said land.

Said DISTRICT does hereby also remise, release, and forever quitclaim to said GRANTEE, all its right, title, and interest in and to that certain easement for flood control purposes acquired by Easement Deed recorded July 9, 1926, as Document No. 1747, in Book 6047, page 78, of Official Records, in the office of the Registrar-Recorder/County Clerk of said County, in, on, over, and across the real property described as Parcel 275EX in said Exhibit A.

Dated \_\_\_\_\_

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,  
a body corporate and politic

By \_\_\_\_\_  
Chairman, Board of Supervisors of the  
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:  
SACHI A. HAMAI, Executive Officer  
of the Board of Supervisor of the County of Los Angeles

RUBIO WASH 68EX  
Includes Parcel 275EX  
I.M. 144-257  
14-RW 4  
S.D. 5 M0421025

By \_\_\_\_\_  
Deputy

KR:bw

P:\MPM\WORDPRO\TITLE\CONF\KR-QCRUBIOWASH68EX

NOTE: Acknowledgment form on reverse side.

STATE OF CALIFORNIA )  
 ) ss.  
COUNTY OF LOS ANGELES )

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies, and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code that authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring the Chairman's signature.

The undersigned hereby certifies that on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, the facsimile signature of \_\_\_\_\_, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, was affixed hereto as the official execution of this document. The undersigned further certifies that on this date a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

SACHI A. HAMAI, Executive Officer  
of the Board of Supervisors  
of the County of Los Angeles

By \_\_\_\_\_  
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

RAYMOND G. FORTNER, JR.  
County Counsel

By Julia C. Weissman  
Deputy

APPROVED as to title and execution, _____, 20____.
DEPARTMENT OF PUBLIC WORKS Mapping & Property Management Division
Supervising Title Examiner
By _____

## EXHIBIT A

### RUBIO WASH 68EX

Includes: Parcel No. 275EX

14-RW 4

A.P.N. 5389-001-900 (Portion)

5389-001-051 (Portion)

T.G. 596 (F5)

I.M. 144-257

S.D. 5

M0421025

### LEGAL DESCRIPTION

#### PARCEL 68EX (Quitclaim of portion of fee):

That portion of that certain parcel of land in Block 37 of "Replat of Part of the Town of East San Gabriel", as shown on map recorded in Book 83, page 36, of Miscellaneous Records, in the office of the Registrar-Recorder/County Clerk of the County of Los Angeles, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded on March 11, 1935, in Book D13258, page 284, of Official Records, in the office of said Registrar-Recorder/County Clerk, within the following described boundaries:

Beginning at the intersection of the westerly boundary of the above-mentioned parcel of land and the northerly line of the southerly 65.50 feet of the northerly 240 feet of said Block 37, said intersection also being the northeasterly corner of that certain parcel of land described in deed recorded on June 9, 2004, as Document No. 04-1474238, of said Official Records; thence North 89°32'30" East along said northerly line, a distance of 11.01 feet; thence South 0°12'31" West 49.53 feet to said westerly boundary; thence North 12°21'07" West along said westerly boundary, a distance of 50.61 feet to the point of beginning.

Containing: 273± s.f.

**PARCEL 275EX** (Quitclaim of portion of easement):

That portion of that certain parcel of land in the southerly 65.50 of the northerly 240 feet of above-mentioned Block 37, described in deed to LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 6047, page 78, of above-mentioned Official Records, within the following described boundaries:

Beginning at the northeasterly corner of that certain parcel of land described in above-mentioned Document No. 04-1474238; thence South 12°21'07" East along the easterly line of said last-mentioned parcel of land, a distance of 50.61 feet; thence South 0°12'31" West 15.98 feet to the southerly line of said southerly 65.50 feet; thence South 89°32'30" West along said southerly line, a distance of 28.30 feet to the westerly line of the above-mentioned parcel of land described in deed recorded in Book 6047, page 78; thence North 7°17'40" West along said westerly line, a distance of 65.97 feet to the northerly line of said parcel of land described in above-mentioned Document No. 04-1474238; thence North 89°32'30" East along said northerly line, a distance of 25.91 feet to the point of beginning.

Containing: 1,863± s.f.

This real property description has been prepared in conformance with the Professional Land Surveyors Act. The signatory herein is exempt pursuant to Section 8726 of the California Business and Professions Code.

APPROVED AS TO DESCRIPTION

COUNTY OF LOS ANGELES

By \_\_\_\_\_  
SUPERVISING CADASTRAL ENGINEER II  
Mapping and Property Management Division